

HOUSE BILL 7

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C2

2003 Regular Session  
3r0309

(PRE-FILED)

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By: **Delegate Fulton**  
Requested: October 21, 2002  
Introduced and read first time: January 8, 2003  
Assigned to: Environmental Matters

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A BILL ENTITLED

1 AN ACT concerning

2 **Elderly or Disabled Tenants - Out-of-Service Elevators**

3 FOR the purpose of requiring a landlord or a landlord's agent to repair an  
4 out-of-service elevator located in a multifamily dwelling within a certain time;  
5 authorizing the Commissioner of Labor and Industry to assess a certain fine;  
6 defining a certain term; and generally relating to out-of-service elevators  
7 located in multifamily dwellings.

8 BY adding to  
9 Article - Public Safety  
10 Section 12-817  
11 Annotated Code of Maryland  
12 (As enacted by Chapter \_\_\_\_\_ (S.B. 1) of the Acts of the General Assembly of  
13 2003)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
15 MARYLAND, That the Laws of Maryland read as follows:

16 **Article - Public Safety**

17 12-817.

18 (A) IN THIS SECTION, "ELDERLY" MEANS 60 YEARS OF AGE OR OLDER.

19 (B) IF AN ELEVATOR LOCATED IN A MULTIFAMILY RENTAL DWELLING IN  
20 WHICH AN ELDERLY OR DISABLED TENANT RESIDES IS OUT OF SERVICE, THE  
21 LANDLORD OR THE LANDLORD'S AGENT SHALL REPAIR THE ELEVATOR WITHIN 48  
22 HOURS AFTER THE LANDLORD OR THE LANDLORD'S AGENT KNEW OF THE  
23 ELEVATOR'S CONDITION.

24 (C) THE COMMISSIONER SHALL ASSESS AGAINST A LANDLORD WHO  
25 VIOLATES THE PROVISIONS OF THIS SECTION A CIVIL PENALTY NOT EXCEEDING \$250  
26 FOR EACH DAY AN ELEVATOR REMAINS OUT OF SERVICE.

1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
2 October 1, 2003.